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Doc#: 1101940035 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2011 11:31 AM Pg: 1 of 5

SPECIAL WARRANTY DEED
REO CASE No: C10109Y

This Deed is from **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Anchor Development Inc** ("Grantee")

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of **Cook**, State of Illinois, described as follows (the "Premises"):

22232 Peach Tree Avenue, Sauk Village, IL 60411

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a (c) (2).

First American Title
Order # 2108571

PIN - 33-30-307-005

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INT ID

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STATE TAX
STATE OF ILLINOIS
 JAN.-3.11
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000010433 #

REAL ESTATE TRANSFER TAX
0001800
FP 103027

COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSFER TAX
 JAN.-3.11
 REVENUE STAMP

0000010422 #

REAL ESTATE TRANSFER TAX
0000900
FP 103028

Cook County Clerk's Office

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GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$21,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$21,600.00 FOR A PERIOD OF THREE MONTHS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

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LEGAL DESCRIPTION

LOT 73 IN INDIAN HILL SUBDIVISION UNIT NUMBER 8, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 25, 1970, AS DOCUMENT NUMBER 2492988 IN COOK COUNTY, ILLINOIS.

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